

**DEVELOPMENT PERMIT**

**Development permit involving application 24-07 for the purposes of a renovation and a change of Use at 5005 3rd Street Block 7 Lot 9-11 Plan 6626BF has been APPROVED, subject to the following conditions:**

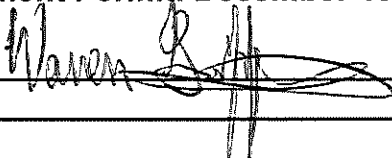
1. Conditional to the successful rezoning of the property from Institutional to Commercial (Bylaw 12-24).
2. The developer must apply to Alberta Transportation and Economic Corridors for a Roadside Development Permit.
3. Submit construction plans for approval to AHS Environmental Public Health.
4. The proposed renovation must be in compliance with all federal, provincial and municipal regulations.
5. The proposed work be sited in accordance with the submitted drawings.
6. Any necessary permits including building, plumbing, gas, and electrical must be obtained from the municipality.
7. Parking must meet the requirements of the Village of Boyle Land Use Bylaw 04-23 section 6.9.14 (s) and drawings provided to the Village of Boyle for approval.
8. Waste containers shall be stored at the rear of the property and screened from the public to the satisfaction of the development authority.
9. A fire safety plan be provided prior to the start of the development.
10. That an uncovered deck acknowledgement document be signed and submitted prior to the start of the development.
11. Waste bins must be in place for construction debris and the site kept clean and safe.
12. All waste is to be delivered to an approved waste management facility.
13. A security deposit of \$5,000.00 shall be paid prior to the start of any construction on the site. This deposit will be refunded once all the permits are closed complaint and as long as there has been no damage to any Village infrastructure.

**You are hereby authorized to proceed with the development specified provided that any stated conditions are complied with; that development is in accordance with any approved plans and applications; and that all applicable permits are obtained. Should an appeal be made against this decision to the Development Appeal Board, the development permit does not come into effect until the appeal has been determined and the permit may be modified and nullified.**

**Date of Decision: December 13, 2024**

**Date of Issue of Development Permit: December 13, 2024**

**Development Officer:** \_\_\_\_\_



A Development Permit is subject to the condition that it does not become effective until twenty-one (21) days after the date of issue.

The Land Use By-law provides that any person claiming to be affected by a decision of the Development Authority may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal to the secretary of the Subdivision and Development Appeal Board within twenty-one (21) days after notice of the decision is given.

A permit issued in accordance with the notice of decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.

**NOTE: THIS PERMIT DOES NOT EXCUSE VIOLATION OF ANY REGULATION OR ACT WHICH MAY AFFECT THIS PROJECT.**

**MANDATORY INSPECTIONS WILL BE CONDUCTED BY THE INSPECTIONS GROUP INC. LANDOWNER OR CONTRACTOR PLEASE PHONE TOLLFREE 1-866-554-5048 TO ARRANGE.**